

WARRANTY DEED

NO TRANSFER

TAX PAID

008815

48-364

KNOW ALL MEN BY THESE PRESENTS, that **Elias Peters and Ann K. Peters**, of Waterville, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration paid by **Karen A. Clark**, of Waterville, County of Kennebec and State of Maine and **Charles E. Peters**, of New Gloucester, County of Cumberland and State of Maine, as tenants in common, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Karen A. Clark and Charles E. Peters, their heirs and assigns forever, a certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

On the east by a right of way twenty (20) feet wide, to be used in common with others, leading north from Union Street over the land formerly of William T. Haines and known by the name of "Union Place", about fifty-seven (57) feet; northerly by a line parallel with the northerly side of the main house upon the lot hereby conveyed and ten (10) feet distant therefrom; on the west by land known as the Mason lot; on the south by the northerly line of the Ed. Buck place, so called, together with the right of way over the land of said Haines twenty (20) feet in width, to be used in common with others, leading northerly from Union Street in said Waterville, and known as Union Place. The location of said right of way opposite the house upon the lot hereby conveyed is to be at an equal distance from said house, and the house on the opposite side of said right of way; that is, the west line of said right of way opposite to the house on the lot hereby conveyed shall be the same distance from the easterly side of the main part of said house, that the easterly line of the said right of way is from the westerly side of the main part of the house on the opposite side of said right of way and opposite to the house on the lot hereby conveyed.

Excepting and reserving however, for the benefit of the Grantors herein, the right to use and occupy the said real estate during the remaining years of their lifetime and the lifetime of the survivor of them, this being the **reservation of life estate**.

During such period of life use, the said Grantors or the survivor of them will pay the real estate taxes as assessed against the premises, the cost of fire or homeowners insurance coverage and the expense of utilities and heating the dwelling house. The Grantors shall be responsible for the cost of repairs and ordinary maintenance.

MEANING AND INTENDING to convey the same premises as conveyed to Elias Peters and Ann Peters from Dora L. Dow by Warranty Deed dated March 31, 1950 and recorded in the Kennebec County Registry of Deeds in Book 890, Page 386.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Karen A. Clark and Charles E. Peters, their heirs and assigns, to them and their use and behoof forever.

NALE LAW OFF. (2)

AND we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey to the said Grantees to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Karen A. Clark and Charles E. Peters, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said **Elias Peters and Ann K. Peters** have hereunto set our hands and seals this 30 day of March, 2001.

Signed, Sealed and Delivered
in presence of

ML

Elias Peters
Elias Peters

to Both

Ann K. Peters
Ann K. Peters

STATE OF MAINE
Kennebec, ss.

March 30, 2001

Personally appeared the above named **Elias Peters and Ann K. Peters** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

ML

~~Notary Public/Attorney at Law~~
MARK T. NALE

RECEIVED KENNEBEC SS.

2001 APR 11 AM 9:44

ATTEST: Harold R. Mann
REGISTER OF DEEDS